

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:				PJs in State:	19		
% of Funds Committed	100.00 %	95.24 %	1	97.21 %	100	100	
% of Funds Disbursed	88.57 %	89.63 %	12	90.53 %	32	34	
Leveraging Ratio for Rental Activities	5.65	6.59	1	4.97	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	94.63 %	89.93 %	11	85.01 %	46	41	
% of Completed CHDO Disbursements to All CHDO Reservations***	83.68 %	76.03 %	6	73.71 %	67	66	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	92.60 %	78.20 %	6	81.48 %	80	78	
% of 0-30% AMI Renters to All Renters***	54.10 %	39.03 %	7	45.54 %	68	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.28 %	1	96.14 %	100	100	
Overall Ranking:				In State:	3 / 19	Nationally:	86
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$10,187	\$10,118		\$28,248	865 Units	46.00 %	
Homebuyer Unit	\$15,070	\$11,464		\$15,487	437 Units	23.20 %	
Homeowner-Rehab Unit	\$21,812	\$24,631		\$0	265 Units	14.10 %	
TBRA Unit	\$5,458	\$1,523		\$3,211	313 Units	16.60 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Winston-Salem Consortium NC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$67,067	\$94,200	\$29,178
State:*	\$70,189	\$85,737	\$27,006
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 0.7 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.85

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	14.0	14.4	44.9	15.4	Single/Non-Elderly:	36.9	14.4	18.9	23.1
Black/African American:	84.7	73.9	51.7	84.6	Elderly:	26.0	2.3	51.3	0.0
Asian:	0.0	0.5	0.0	0.0	Related/Single Parent:	33.4	67.7	11.7	76.9
American Indian/Alaska Native:	0.6	0.5	0.4	0.0	Related/Two Parent:	1.4	11.7	12.5	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	2.3	3.4	5.7	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.4	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.2	0.7	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.5	10.1	2.6	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	41.0	13.3	50.2	23.1	Section 8:	43.4	0.0 [#]		
2 Persons:	21.6	22.0	24.5	46.2	HOME TBRA:	0.3			
3 Persons:	20.8	34.6	10.9	7.7	Other:	15.7			
4 Persons:	10.8	16.5	8.3	23.1	No Assistance:	40.6			
5 Persons:	3.8	8.0	3.8	0.0					
6 Persons:	1.2	3.4	1.5	0.0					
7 Persons:	0.1	1.6	0.8	0.0					
8 or more Persons:	0.7	0.7	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			26	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Winston-Salem Consortium

State: NC

Group Rank: 86
 (Percentile)

State Rank: 3 / 19 PJs

Overall Rank: 0
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	94.63	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	83.68	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	92.6	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	1.8	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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